
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1455-69 Church Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	February 24, 2022	Alteration
H.P.A. Number:	22-140	X New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Eric Colbert & Associates PC Architects, representing the Holladay Corporation, seeks conceptual design review for construction of a six-story residential building incorporating three small-scale buildings in the 14th Street Historic District.

Property History and Description

The property is located on the north side of the 1400 block of Church Street abutting the Rainbow Lofts project (designed by the same architects in 2002) and a one-story former gas station facing 15th Street. The site contains three modest buildings: 1455 Church, a one-story, non-contributing utilitarian brick building constructed in 1940 as an auto repair garage; 1457-59 Church, a one-story with mezzanine brick and concrete contributing building constructed as a garage in 1936, and 1469 Church, a two-story limestone clad brick contributing building constructed in 1940 as an office/store.

Church Street is a narrow (50') street that was historically characterized by utilitarian, service-related facilities that once supported the automobile industry concentrated along 14th Street. While containing a few modest houses and a small apartment building, its historic character was distinctly industrial. Since the designation of the 14th Street Historic District in 1992, the Board has overseen the wholesale redevelopment of the block, reviewing multiple projects that have responded to and reinforced this industrial aesthetic. The subject property remains the last remaining undeveloped parcel.

Project Description

The plans call for construction of a six-story plus penthouse condominium. The primary mass of the building on the vacant portion of the site would be clad in multi-toned beige terra cotta panels. The masses on either side would be set back 10' from the façade of 1455 (the non-contributing building) and 20' from the facades of 1457 and 1469 and would be clad in red brick; a second floor would also be added flush with the façade of 1457. The rear elevation would be clad in orange and red brick for the primary wall surfaces, and beige brick on a series of projections.

Evaluation and Recommendation

The conceptual approach for the project is similar to others on this block, in which the building has been broken down into smaller massing elements, with a variety of setbacks behind the retained historic buildings, and expressed using a variety of masonry

materials. This strategy has been successful in achieving larger new buildings in a manner that provides variety to the street and is compatible with the small scale of this block's historic buildings. The proposed use of terra cotta and brick in the colors specified is similarly compatible with the colors and predominant use of masonry on the block.

As the plan continue to be refined, the applicant should coordinate the specifics of the preservation treatment of the historic buildings with HPO.

HPO recommends that the Board find the concept to be compatible with the character of the historic district and delegate final approval to staff.